



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Plans and Specifications and the Improvement Agreement for the Elm Street Reconstruction Project, Church Street to Sacramento Street, and Appropriate Funds for the Cost of the Improvements

MEETING DATE: March 21, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the Plans and Specifications and the Improvement Agreement for the Elm Street Reconstruction Project, direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City and appropriate funds for the cost of the improvements.


BACKGROUND INFORMATION: The Elm Street Reconstruction Project includes reconstruction of the improvements on Elm Street between Sacramento Street and Church Street and on the east side of Church Street between Elm Street and the alley north of Elm Street (Exhibit A).

The plans and specifications for the portion of the project between Sacramento Street and School Street were previously approved by Council on February 21, 2001. The balance of the project includes reconstruction on Elm Street between School Street and Church Street and on the east side of Church Street between Elm Street and the alley north of Elm Street. Those improvements include replacement and reconfiguration of the existing curb, gutter and sidewalk; installation of storm drain improvements, street trees, street lights, street benches and trash receptacles; modification of the existing traffic signal; replacement of the sewer in the alley between Church and Sacramento Streets, and, replacement of the asphalt pavement in Elm Street. The sidewalk installation on Elm Street will include pavers. As indicated in our February 21 Council Communication for the portion of the project between Sacramento Street and Church Street, the City will order the street light poles directly from the manufacturer to reduce the lead-time and insure continuity with other downtown improvements.

In order to concurrently construct these improvements along with the cinema and parking structure projects, staff is recommending approval of an Improvement Agreement with the theatre developer Lodi City Center 12, LLC. If approved, the general contractor for all three downtown projects will be F and H Construction. Approximately 80% of the work will be performed by subcontractors that are competitively selected through a bid process. In addition, the agreement includes contract change order and other general conditions similar to those used in City contracts such as the parking structure. The developers will be sharing in the cost of the Elm Street work fronting the theatre.

The recommended approach to constructing these improvements has several benefits to the City and the public. First, the schedule of construction activities will be accelerated to meet the opening of the cinema. Second, disruption to downtown businesses will be minimized. Third, it will avoid confusion associated with having multiple general contractors working in a small area.

APPROVED:


H. Dixon Flynn -- City Manager


Approve the Plans and Specifications and the Improvement Agreement for the Elm Street
Reconstruction Project, Church Street to Sacramento Street, and Appropriate Funds for the Cost of the
Improvements
March 21, 2001
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FUNDING: Funds will be obtained from the following sources:

1. Measure K Fund (325)	\$ 690,000.00
2. TDA Fund (329)	\$ 190,000.00
3. Wastewater Main Replacement – East Side Fund (171)	\$ 60,000.00
4. Expendable Trust – Public Works (1410.2358)	\$ 16,400.00
5. Community Development Block Grant Fund	\$ 120,000.00
6. Electric Utility Fund	<u>\$ 111,000.00</u>
TOTAL	<u>\$1,187,400.00</u>

Funding Available:


Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pkh

Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Senior Civil Engineer Swimley
Lodi City Center 12 LLC
Thompson-Hysell Engineers

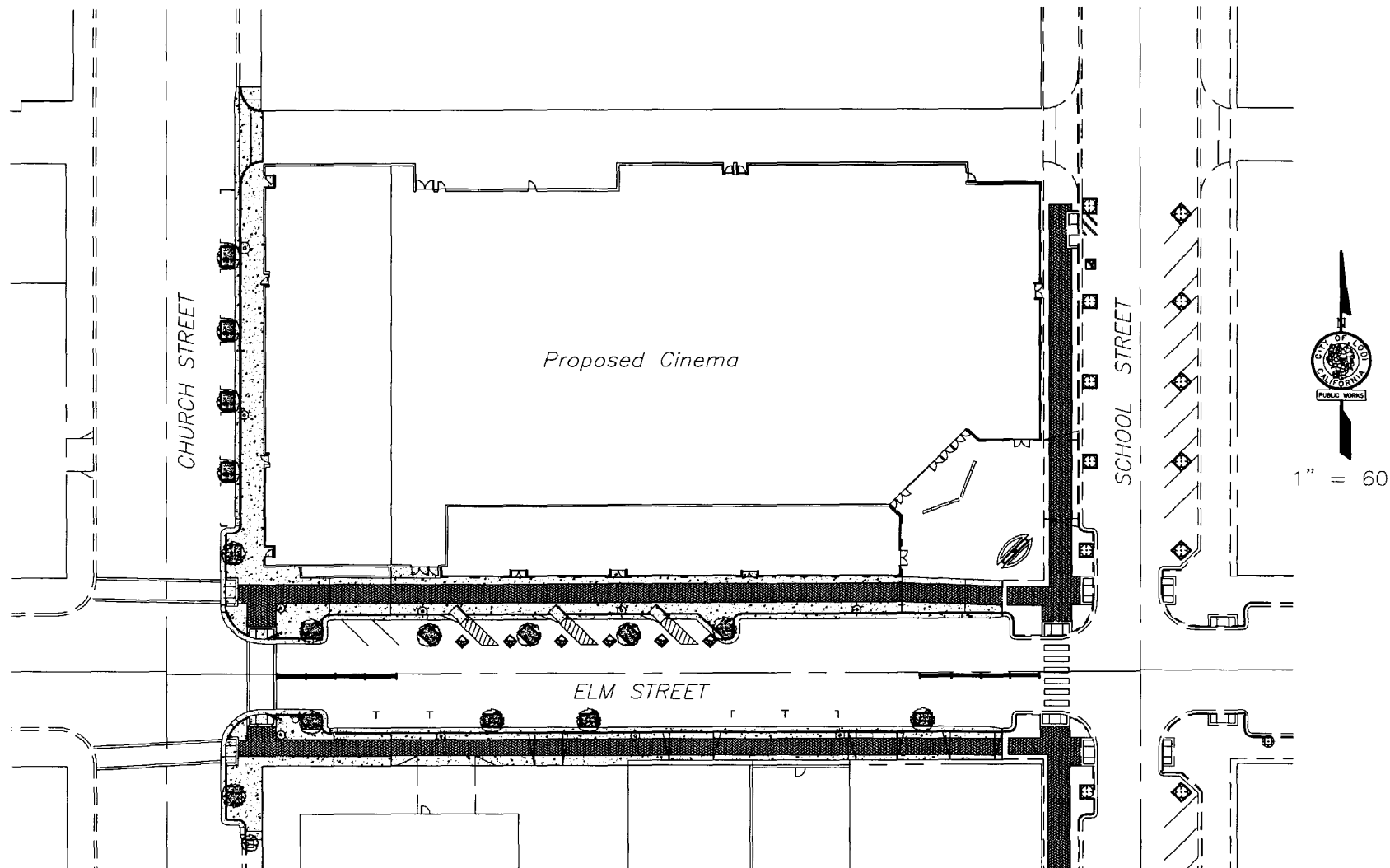


CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit A

Elm Street Redevelopment Project - Block 1
Church Street - School Street



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CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

March 15, 2001

SUBJECT: APPROVE THE PLANS AND SPECIFICATIONS AND THE IMPROVEMENT AGREEMENT FOR THE ELM STREET RECONSTRUCTION PROJECT, CHURCH STREET TO SACRAMENTO STREET, AND APPROPRIATE FUNDS FOR THE COST OF THE IMPROVEMENTS

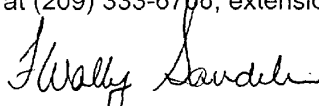
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, March 21, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6706, extension 2659.


for Richard C. Prima, Jr.
Public Works Director

RCP/pkh

Enclosure

cc: City Clerk